

Board Meeting Minutes 5-2-18

Meeting was called to order at 7:05 PM. All board members were present with the exception of Steve Ross. Agenda and minutes were approved and minutes from 4-4-18 were read and approved as corrected.

TREASURERS REPORT: Not all residents are paying HOA dues in a timely manner. This affects the budget and the paying of the association bills. One account has been sent to collection. A payment plan for one resident will need to be negotiated. Tom mentioned that we may need to increase the emergency fund.

CAPITAL RESERVE: Meeting of 4-17-18. Bids have been received for replacement of all front iron railings. Avos-Iron Works at \$411,000.00 and Aaron's Metal Fab at \$81,550.00. An option was discussed to leave the existing railings and maintain and repair those who need it over the next few years until the major siding replacement is done and railings can be done at this time. Joy will seek one more bid for repair and replacement. Joy will also do an inventory of all the railings to determine how many need repairs and painting.

EXTERIOR FACILITIES/MAINTENANCE: Address sign for units 14909 thru 14921 is incorrect and is causing confusion. The sign will be corrected. Joy has an estimate of \$650.00 each for single deck and \$700.00 to \$750.00 for double decks. Painting of decks was approved. The "No Outlet" sign at the fire lane off Siskiyou Ct will be moved to a more visual location so people can see that it is not an outlet to 148th. One downspout on Rose Pkwy needs repairing. Checking of water shut offs to ensure they are working at the Siskiyou Ct. and 149th St. units will begin soon.

ARCHITECTURAL: Installation of two air conditioners has been approved.

HOSPITALITY/CLUB HOUSE: Club house has been rented for the weekend of May 4.

PESTS: No new complaints. Pest control will check quarterly.

POOL: Water will be drained from the pool and the pool cleaned and small repairs made on some tiles.

RENTAL COORDINATOR: A letter was sent to one owner requesting names of renters. A reply hasn't been received.

GROUNDS: Two different companies walked the grounds but have not provided bids for the landscaping. The sprinklers will be turned on soon.

OLD BUSINESS: If it is decided that locking mailboxes will be allowed there will be one style for all. Different styles and prices are being investigated. An architectural request will need to be submitted; installation expense will be the resident's responsibility and the old mail box would be returned to the association. Residents will be notified when a decision is made to allow locked mailboxes.

NEW BUSINESS: The fire department came through and did the annual check. Everything is fine.

Public Comments: A resident has carpeting on her front porch and steps that is ripped and the first step looks bad. Since this was not installed when the units were built the resident will have the carpet removed and the glue removed from the porch and steps by her handyman.

Next meeting is June 6, 2018 and will be the annual owners' meeting.

Meeting was adjourned at 8:45 PM

Marcy Marlow, Secretary